

BOARD OF APPEAL REFERRALS

May 1, 1975

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MEMORANDUM

May 1, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing date: 5/20/75

Petition No. Z-3305  
Arnold Robbins and Alan S. Katz  
1853 Commonwealth Avenue, Brighton  
near Lothian Road

2½-story frame structure - apartment (H-2) district.

Purpose: to eliminate three provisos from previous Board of Appeal decision.

Violation:

Section 7-4. In variance with previous decision of Board of Appeal.

In December 1972, the Board of Appeal, contrary to Authority recommendation, granted approval for a change of occupancy from a three-family dwelling to psychiatrists' offices with fifteen provisos. Petitioner now requests deletion of the final three: that the use of the premises be restricted to psychiatry only; that no more than five psychiatrists be allowed to practice at the site; that there be no more than three additional employees.

Expansion of the use would intensify existing traffic problems in this primarily residential neighborhood and would have a detrimental effect on surrounding residential properties. Recommend denial.

VOTED: In reference to Petition No. Z-3305, brought by Arnold Robbins and Alan S. Katz, 1853 Commonwealth Avenue, Brighton, for a variance to eliminate three provisos from previous decision of Board of Appeal, the Boston Redevelopment Authority recommends denial. Expansion of the use would intensify existing traffic problems in this primarily residential neighborhood and would have a detrimental effect on surrounding residential properties.



Z-3305  
1853 COMMONWEALTH AVE.  
(BRI.)





## Board of Appeal Referrals 5/1/75

Hearing date: 5/13/75

Petition No. Z-3306  
Melvin H. Ducat  
15 Crosstown Avenue, West Roxbury  
near Centre Street

1½-story frame dwelling - single family-(S-.5) district.

Purpose: to erect aluminum carport.

## Violations

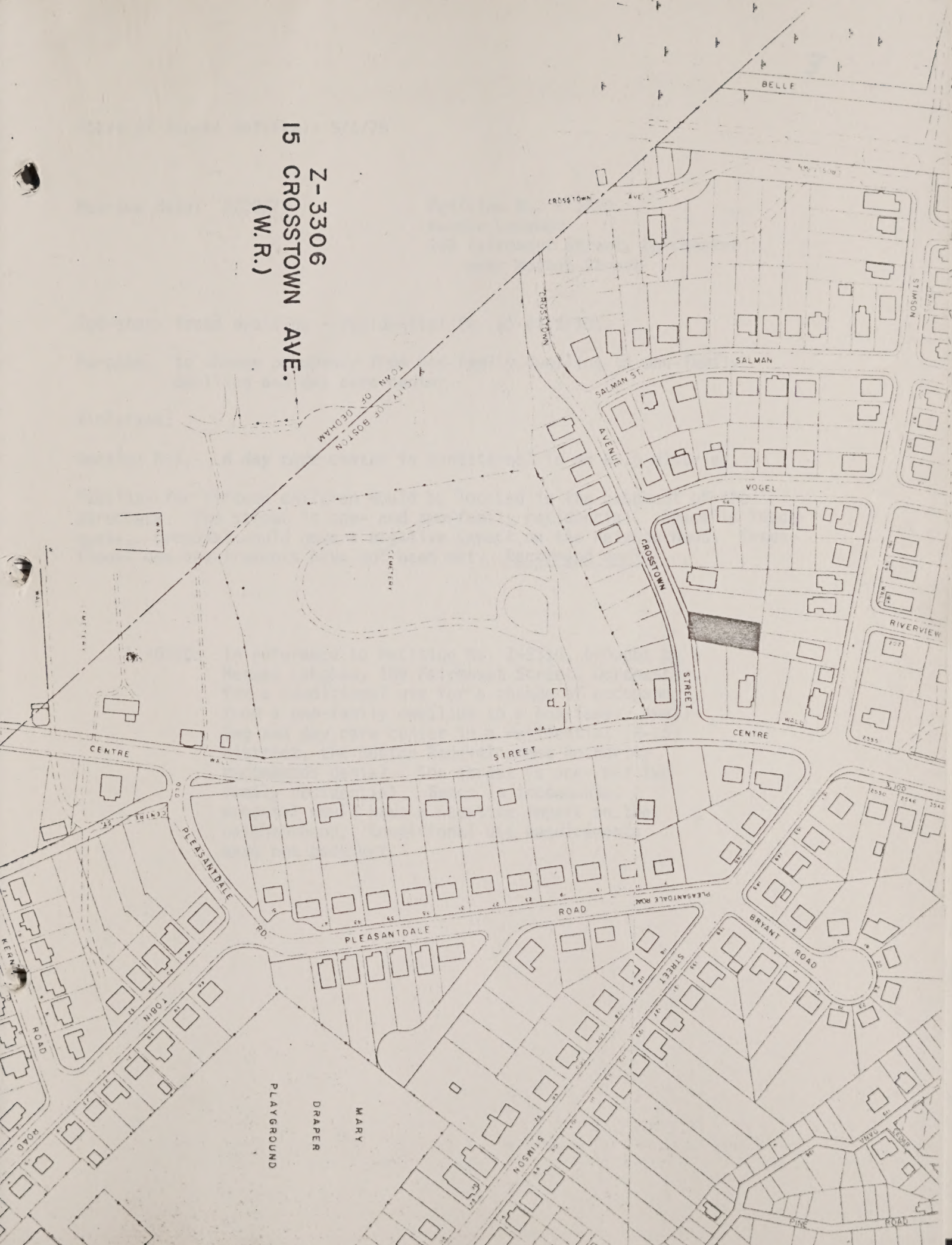
	<u>Required</u>	<u>Proposed</u>
Section 10-1. An accessory use may not occupy any part of the required front yard.		
Section 18-1. Front yard is insufficient.	25 ft.	0

Carport is existing. Yard violation has no apparent adverse effect on adjacent property and neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3306, brought Melvin H. Ducat, 15 Crosstown Avenue, West Roxbury, for two variances to erect an aluminum carport in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Existing facility has no apparent adverse effect on adjacent property and neighborhood.



Z-3306  
15 CROSTOWN AVE.  
(W.R.)





Board of Appeal Referrals 5/1/75

Hearing date: 5/20/75

Petition No. Z-3310  
Herman Langham  
189 Fairmount Street, Dorchester  
near Morton Street

Two-story frame dwelling - residential (R-.5) district.

Purpose: to change occupancy from one-family dwelling to one-family dwelling and day care center.

Violation:

Section 8-7. A day care center is conditional in an R-.5 district.

Facility for fifteen children would be located in the basement of the structure. The street is one- and two-family residential. Space is inadequate; proposal would have a negative impact on the neighborhood. Conditional use requirements have not been met. Recommend denial.

VOTED: In reference to Petition No. Z-3310, brought by Herman Langham, 189 Fairmount Street, Dorchester, for a conditional use for a change of occupancy from a one-family dwelling to a one-family dwelling and day care center in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The street is one- and two-family residential. Space is inadequate; proposal would have a negative impact on the neighborhood. Conditional use requirements have not been met.





Z-3310  
189 FAIRMOUNT ST.  
(DOR.)

CHARLES H. TAYLOR  
ELEMENTARY SCHOOL



Board of Appeal Referrals 5/1/75

Hearing date: 5/13/75

Petition No. Z-3311  
Salvation Chapel Trust  
Albert Onessimo  
105-121 Merrimac Street and  
10-18 Lancaster Street, Boston

Six-story structure - manufacturing (M-4) district.

Purpose: to change occupancy from lodging house, stores, meeting hall, mercantile, and furniture storage to three apartments, lodging house, stores, meeting hall, offices, and mercantile.

Violation:

Section 8-7. Multi-family dwelling (3 apartments) is conditional in an M-4 district.

Section 8-7. A lodging house is forbidden in an M-4 district.

Essentially, the proposal would eliminate furniture storage, increase the capacity of the lodging house from 24 to 36, create office space and three residential units. There is no apparent community objection. Staff recommends that petitioner arrange to provide off-street parking. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3311, brought by the Salvation Chapel Trust, 105-121 Merrimac Street and 10-18 Lancaster Street, Boston, for a conditional use and a forbidden use for a change of occupancy from lodging house, stores, meeting hall, mercantile, and furniture storage to three apartments, lodging house, stores, meeting hall, offices, and mercantile in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval provided that the petitioner acquires or leases space to supply off-street parking.



Z-3311



Board of Appeal Referrals 5/1/75

Hearing date: 5/20/75

Petition No. Z-3312  
John G. Bynoe  
543 Massachusetts Avenue, Boston  
near Tremont Street

3½-story structure - South End Urban Renewal Area - apartment (H-2) district.

Purpose: to change occupancy from civil service and secretarial school to three apartments and private club.

Violations:

Required

Proposed

Section 8-6. A change in a conditional use requires Board of Appeal approval.

Section 23-2. Off-street parking is insufficient. 6 spaces 0

The club is existing. Apartment use would be consistent with general neighborhood character. However, petitioner should acquire or lease space to provide off-street parking. Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3312, brought by John G. Bynoe, 543 Massachusetts Avenue, in the South End Urban Renewal Area, for a conditional use and a variance for a change of occupancy from a civil service and secretarial school to three apartments and private club in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided petitioner acquires or leases space to supply off-street parking and that plans be submitted to the Authority for design review.





Z-3312

543 MASSACHUSETTS AVE  
(B.P.)



Board of Appeal Referrals 5/1/75

Hearing date: 5/20/75

Petition No. Z-3313  
Wesleyan Church  
86 Waldeck and 20 Tonawanda Streets,  
Dorchester  
near Geneva Avenue

One-story church - residential (R-.5) district.

Purpose: to change occupancy from church to church and day care center.

Violation:

Section 8-7. A day care center is conditional in an R-.5 district.

Facility would accommodate 56 neighborhood children. Use is appropriate and beneficial. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3313, brought by Wesleyan Church, 86 Waldeck and 20 Tonawanda Streets, Dorchester, for a conditional use for a change of occupancy from a church to a church and day care center in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided facility complies with City and State regulations.







Board of Appeal Referrals 5/1/75

Hearing date: 5/20/75

Petition No. Z-3318  
So. N. E. District of the Assemblies  
of God  
850 South Street, Roslindale  
near Walter Street

1½-story frame structure (church) - residential (R-.5) district.

Purpose: to change occupancy from church to church and day care center.

Violation:

Section 8-7. A day care center is conditional in an R-.5 district.

There would be provisions for 60 children on an 8:00 A.M.--5 P.M. basis. The use is appropriate and badly needed; it meets conditional use requirements. Substantial neighborhood support has been indicated. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3318, brought by So. N. E. District of the Assemblies of God, 850 South Street, Roslindale, for a conditional use for a change of occupancy from a church to a church and day care center in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided the facility complies with City and State regulations.





Z-3318  
850 SOUTH ST.  
(ROS.)

FALLON FIELD

BELORADE



Board of Appeal Referrals 5/1/75

Hearing date: 5/13/75

Petition No. Z-3325  
Timothy J. Walsh  
46 Washington Street, Charlestown  
near Union Street

Three-story frame structure - apartment (H-1) district.

Purpose: to legalize occupancy for three-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements for lot area is forbidden in an H-1 district.		
Section 14-2. Lot area for additional unit is insufficient.	1000 sf	0
Section 17-1. Open space is insufficient.	400 sf	387 sf

Three-family occupancy has apparently existed for several years without adverse effect on the neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3325, brought by Timothy J. Walsh, 46 Washington Street, in the Charlestown Urban Renewal Area, for a forbidden use and two variances to legalize occupancy for three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Three-family occupancy has apparently existed for several years without adverse effect on the neighborhood.



Z-3325  
46 WASHINGTON ST.  
(Chsn.)





## Board of Appeal Referrals 5/1/75

Hearing date: 5/20/75

Petition No. Z-3328  
 Massachusetts Port Authority  
 112 Barnes Avenue, East Boston  
 near Washburn Avenue

4,875 square feet of land - residential (R-.5) district.

Purpose: to erect two-family dwelling.

## Violations:

	<u>Required</u>	<u>Proposed</u>
Section 14-1. Lot area is insufficient.	5000 sf	4,875 sf
Section 14-2. Lot area for additional dwelling is insufficient.	3000 sf	0
Section 15-1. Floor area is excessive.	0.5	0.8
Section 18-1. Front yard is insufficient.	20 ft.	14 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	24 ft.

Proposal represents the initial step of petitioner's program to provide Neptune Road residents with replacement housing in the community. Plans have been reviewed and developed with community representatives. Use and lot area are consistent with adjacent properties. Off-street parking would be provided. Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3328, brought by Massachusetts Port Authority, 112 Barnes Avenue, East Boston, for five variances to erect a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.





Z-3328  
112 BARNES AVE.  
(E.B.)



Board of Appeal Referrals 5/1/75

Hearing date: 5/13/75

Petition No. Z-3330  
Mattapan Community Dental Health Building  
Trust  
Kailash C. Suri, D.M.D., Trustee  
1197-1201A Blue Hill Avenue, Mattapan  
at Deering Road

One-story masonry structure - residential (R-.8) district.

Purpose: to change occupancy from stores to dental office.

Violation:

Section 9-2. A change in a nonconforming use requires Board of Appeal approval.

Dental facility would provide a beneficial community service and enhance and improve the Blue Hill Avenue neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3330, brought by Mattapan Community Dental Health Building Trust, 1197-1201A Blue Hill Avenue, Mattapan, for a change in a nonconforming use for a change of occupancy from stores to dental office in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Dental facility would provide a beneficial community service and enhance and improve the Blue Hill Avenue neighborhood.





1197-1201A BLUE HILL  
Z-3330  
(MATTY)



Board of Appeal Referrals 5/1/75

Hearing date: 6/3/75

Petition No. Z-3331  
Parks and Recreation Department  
City of Boston  
Sportsmens Tennis Club (lessee)  
930 Blue Hill Avenue, Dorchester  
at Franklin Field

One-story steel structure - residential (R-.8) district.

Purpose: to erect one-story addition to clubhouse and tennis court facility.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires Board of Appeal approval.		
Section 16-1. Height of building is excessive.	35 ft.	38 ft.

Proposal, to be located on land already leased to the Club, would provide additional clubhouse and tennis facilities. Sufficient parking would be supplied on the premises. There is widespread community support. Recommend approval.

VOTED: In reference to Petition No. Z-3331, brought by Parks and Recreation Department, City of Boston, for a conditional use and a variance to erect a one-story addition to a recreational facility in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Sufficient parking would be supplied on the site. There is widespread community support.



Z-3331

930 BLUE HILL AVENUE

(DOR.)

BOSTON STATE  
HOSPITAL



FRANKLIN